



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

HOUSING AND COMMUNITIES COMMITTEE

Date: Wednesday, 09 March 2022

Democratic Services

Robert Parkin Dip. LG.
Chief Legal Officer and Monitoring Officer

10:00 AM

72 Market Street
Ely
Cambridgeshire
CB7 4LS

Sand Martin House, Bittern Way, Peterborough PE2 8TY
[Venue Address]

AGENDA

Open to Public and Press

Part 1: Governance Items

1.1 Apologies for Absence and Declarations of Interest

At this point Members must declare whether they have a disclosable pecuniary interest, or other interest, in any of the items on the agenda, unless it is already entered in the register of members' interests.

1.2 Housing and Communities Committee Minutes - 10 January 2022 5 - 14

1.3 Public Questions

Arrangements for public questions can be viewed in Chapter 5, Paragraphs 18 to 18.16 of the Constitution which can be viewed here

- [Constitution](#)

Part 2: Programme Delivery

2.1	Implementation Update of the Revised Affordable Housing Programme	15 - 34
2.2	Housing Loans Update Report	35 - 40
2.3	2021-22 Affordable Housing Programme Scheme Approvals - Wisbech Road, March - Sage	41 - 46
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Part 3: Date of next meeting

20 April 2022

COVID-19

The legal provision for virtual meetings no longer exists and meetings of the Combined Authority therefore take place physically and are open to the public. Public access to meetings is managed in accordance with current COVID-19 regulations and therefore if you wish to attend a meeting of the Combined Authority, please contact the Committee Clerk who will be able to advise you further.

The Housing and Communities Committee comprises the following members:

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact

Councillor Lewis Herbert

Councillor Steve Allen

Councillor David Ambrose-Smith

Councillor John Batchelor

Councillor Ryan Fuller

Councillor Denise Laws

Councillor Alison Whelan

Clerk Name:	Tamar Oviatt-Ham
Clerk Telephone:	01223 715668
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Housing and Communities Committee Minutes

Meeting: Monday 10 January 2022

Present:

Councillor David Ambrose - Smith - East Cambridgeshire District Council
Councillor Lewis Herbert - Chair and Member for Cambridge City Council
Councillor John Howard - Peterborough City Council
Councillor Jon Neish - Huntingdonshire District Council
Councillor Alison Whelan - Cambridgeshire County

Apologies:

Councillor Steve Allen - Peterborough City Council
Councillor John Batchelor - South Cambridgeshire District Council
Councillor Ryan Fuller - Huntingdonshire District Council
Councillor Dee Laws - Fenland District Council

Part 1 - Governance Items

35. Apologies for Absence and Declarations of Interest and Announcements

Apologies received from Councillor Steve Allen (substituted by Councillor John Howard), Councillor John Batchelor, Councillor Ryan Fuller (substituted by Councillor Jon Neish) and Councillor Dee Laws.

Councillor Lewis Herbert declared an interest in item 3.2 (i) on the agenda as his partner was a Board Member for Cross Key Homes.

Councillor Herbert welcomed the Chief Executive of the Combined Authority, Eileen Milner to the meeting as she had joined virtually.

The Chair announced that item 3.2 (ii), '2021-22 Affordable Housing Programme Land at Potten End, Eltisley' had been removed from the as the substitution request has been rejected by the Department for Levelling Up, Housing and Communities (DLUHC). DLUHC had explained that having reviewed the information within the change request form provided by officers, and noting the significant increase in intervention rate for the Potten End scheme above that typically seen within this programme, they did not consider there to be a compelling case to make an exception to the conditions of the programme in this instance and therefore were not able to accept the substitution request.

36. Minutes of the Housing and Communities Committee meeting on 3 November 2021 and Actions

The minutes of the meeting on 3 November 2021 were approved as an accurate record.

The action log was noted.

37. Public Questions

No public questions were received.

38. Housing and Communities Committee Agenda Plan

It was resolved to note the agenda plan.

39. Combined Authority Forward Plan

It was resolved to note the Forward Plan.

Part 2 – Recommendations to the Combined Authority Board

40. Digital Connectivity Strategy 2022-25 Business Case

The Committee received a report outlining the Digital Connectivity Business Case for 2021-2025 and the associated budget of £4.5 million in the Medium-Term Financial Plan.

Discussing the report Members;

- Queried whether the roll out of Public Access Wi-Fi to Village Halls and Community Centres, as part of the Access and Inclusion Workstream, could be accelerated. Officers explained that currently Public Access Wi-Fi had been rolled out to 40 village halls using funding from health to support health outcomes. Officers explained that more funding would be required to accelerate the roll out and this was a complex area. The Chair requested an update on the roll out in the next Digital Connectivity report to Committee.
ACTION

- Sought an update on any progress on the roll out of 5g. Officers stated that there had been a further email discussion with Members since the last Committee and that there would be a more detailed session organised in the spring to enable further detailed discussions with specialist support.

It was resolved unanimously to:

- a) Recommend to the Combined Authority Board the approval of the Digital Connectivity Business Case, included as Appendix 1 to this report.
- b) Recommend to the Combined Authority Board approval of £4.5m budget from the subject to approval line in the Medium-Term Financial Plan for 2022/23 to 2024/25.

41. Community Housing Strategy

The Committee considered a report that outlined the proposed Community Homes Strategy for Cambridgeshire and Peterborough.

Introducing the report officers explained that the strategy, subject to approval from Committee, would be incorporated as part of a report on the 'Future Combined Authority Housing Purpose and Function beyond March 2022', which would go to the Combined Authority Board for approval in March 2022.

Officers highlighted that staff from the Community Homes team left the Combined Authority in August and September 2021, and it had since been identified that support services for community lead housing projects could be provided to an equivalent or better standard externally by Eastern Community Homes (ECH) who specialised in supporting community homes groups across Eastern England. Officers stated that a procurement waiver had been obtained on the basis that ECH were a sole supplier and that the waiver provided authority to appoint ECH to provide support to Community Homes groups across the majority of the Combined Authority's area from November 2022 to April 2023. Officers clarified that the arrangement would exclude East Cambridgeshire where groups would be supported locally by East Cambridgeshire District Council.

In discussing the report Members;

- Queried how the Community Start Up Grants would be funded. Officers explained that the funding of £70,000 was built into the Medium-Term Financial Plan and that the agreement with ECH ran until April 2023 and would then be reviewed.
- Questioned what types of support would be provided through ECH and whether the Combined Authority were just acting as an intermediary and what the cost to the Combined Authority was for the service. The Director of Housing and Development stated that ECH were specialist providers that could signpost applicants to funding sources and networking opportunities. He stated that ECH did not give grants out themselves but would support applicants to complete their applications that would then come to Housing and Communities Committee for approval. He explained that ECH would provide, expert, independent advice and the cost for this service was £31,000 up until April 2023. He clarified that the Community Housing Strategy would be considered as part of the overall review of the Combined Authorities future Housing Strategy.

- Highlighted that it was crucial not to disenfranchise the constituent councils and that good working relationships and links needed to be maintained in relation to Community Housing. The Director of Housing and Development stated that for any application there would be consultation with the relevant local authority housing team.

It was resolved unanimously to:

- a) Recommend the Combined Authority's Board approves the Community Homes Strategy.

Part 3 - Programme Delivery

42. Implementation Update of the 2021-22 Affordable Housing Programme

The Committee received a report that gave an update on the implications for the revised Affordable housing programme for the period April 2021 to March 2022 and potential implications for the Combined Authority for its housing activity from April 2022 onwards.

Introducing the report the Director of Housing and Development updated the Committee on a number of points including:

- The final number of units for the 2021-22 programme was 840 units.
- The Wisbech Road, Littleport Scheme had been removed from the programme as it needed to go back through the planning process.
- A further seven schemes were due to start on site by the end of March 2022.
- Planning consent had been received for the Northminster Scheme and there was now putting plans in place to ensure a start on site by March 2022.
- Value for money data requested at the last meeting had been included in appendix 4 of the report.
- The loan on the scheme at Great Abingdon with Laragh Homes had finished and the loan has been re-paid in full with interest due. 3 of the other 4 loans in the loan book were proceeding in line with the revised Covid-19 impact delivery programmes as advised and approved by the board on 5 August 2020.

Concluding his introduction, the Director of Housing and Development drew the Committees attention to the email that had been circulated on 6 January that asked them to note that based upon information received from Laragh Homes that week, the loan was now not likely to be re-paid by 7th February 2022. He explained that a

report requesting a short extension to the term of the loan, probably to 7th May 2022 because of exceptional covid construction impact issues, would be going to Combined Authority Board. He stated that this was resulting from Laragh encountering significant issues with contractor and sub-contractor resourcing from December onwards due to the latest Omnicom covid outbreak. Specifically, that no works had yet re-started on site in January 2022 due to issues with crews having enough manpower resource to attend site and also critical material delays now being incurred that would prevent completion of the sale of the apartments on the upper floors before 7th February 2022.

Discussing the report Members:

- Discussed the position of the outstanding loans detailed on pages 107-108 of the agenda pack and queried if there were any concerns on cashflow that would cause problems in the near future. The Chair welcomed the detailed breakdown of the loans given in the report and that the loan repayments would need to be considered in the overall Housing Strategy going forward. The Director of Housing and Development stated that a significant amount of income was due in the next four weeks from the ECTC Schemes at Haddenham and the MOD Ely site. He highlighted that there would be a pinch point at the end of February, beginning of March if the Forehill, Ely money was not received. He stated however the draw-down of grants tended to be slow by developers and that the gap would not be a significant figure and there was financial capacity to cover the gap in the short term.
- Queried the position of the seven schemes that were due to start on site and if it was realistic that they would all go ahead by the end of March 2022. The Director of Housing and Development stated that the timescales were challenging particularly as they had only been given six months in which to ensure that the schemes started on site. He explained that it was a dynamic industry and that officers were as up to date as they could be with the position of all of the schemes. He explained that contractors were highly motivated to get starts on site as they would not get the grant funding if starts were unsuccessful. A Member raised concerns in relation to the shared ownership properties on the MOD site in Ely, as individuals had signed up to these properties in July-August 2020 and they had not yet been handed over. She queried whether there were any contingency plans in relation to alternative funding. The Director of Housing and Development explained that they had received an update before Christmas that it was expected to be resolved and the substantial capital payment received from the sale of those units now before end January 2022 and that officers continued to monitor the progress of that transaction. The Chair requested an update from the Director of Housing and Development on the position as soon as it was known.**ACTION.**

In concluding the debate the Chair sought a more in-depth update on the outstanding projects in the March report to Committee.**ACTION**

It was resolved unanimously to:

- a) Note the progress in delivering the CPCA 2021/22 Affordable Housing Programme.

43. 2021-22 Affordable Housing Programme Great Haddon, Off London Road, Yaxley, Peterborough

The Committee considered a report which sought commitment of grant funding of £1,886,500 from the £100m Affordable Housing programme to enable delivery of 49 new affordable homes at Great Haddon in Yaxley, Peterborough. The report was a revised version of the previous decision made at Committee and saw the number of units reduced down to 49.

Introducing the report officers explained that the report that Cross Key Homes were looking to deliver 49 homes for Affordable provision by way of additionality (tenure conversion from Market Sale), subject to the successful application for grant assistance from the Combined Authority. Officers stated that Countryside Properties would be Cross Key Home's development partner, and the scheme would be delivered by way of a development agreement for a fixed sum. Officers explained that the grant was lower than previously requested at £1,886,500 for 49 shared ownership homes, but in line with the new shared ownership leasing model which came into effect in April 2021. Officers also stated that costs had increased due to this fact, whereby repair costs were incurred for the first 10 years by the Registered provider, and additional costs incurred for the management of staircasing for the shared ownership units. Officers highlighted that the Housing Enabling Officer at Peterborough was aware of the situation.

Discussing the report Members

- Raised concerns in relation to the space standards set out in 2.8 of the report as some units were below the national space standard guidelines. Members requested that the new Housing strategy considered the standards as part of its guidelines going forward. The Director of Housing and Development stated that they had rejected any units that were under 85% as this was in line with Homes England and he ensured Members that the space standards would form part of the revised Housing Strategy going forwards.

It was resolved unanimously to:

- a) Committing grant funding of £1,886,500 from the £100m Affordable Housing programme to enable delivery of 49 additional new affordable homes.

Part 4 – Date of the next meeting

44. It was resolved to:

Note the date of the next meeting as 9 March 2022.



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Agenda Item: 1.2

Housing and Communities Committee Action Log

Purpose:

The action log records actions recorded in the minutes of the Housing and Communities Committee meetings and provides an update on officer responses.

Minutes of the meeting on 3 November 2021

Minute	Report title	Lead officer	Action	Response	Status
31.	Connecting Cambridgeshire Strategy Review	Noelle Godfrey	Requested a joined-up discussion with the Constituent Authorities and providers in relation to 5g, as it was recognised that a more co-ordinated process to tackle the issues was required. Officers agreed to organise a discussion and ensure specialist telecommunications expertise were involved in the process.	All Committee members have now been contacted with regard to 5G and an information event will be held for interested members later in the spring.	Complete

		Noelle Godfrey	Requested that officers contact members of the Committee to understand any current issues in relation to the planning process and 5g so that this could be dealt with in association with the relevant district planning officers in a timely manner.		
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Minutes of the meeting on 10 January 2022

Minute	Report title	Lead officer	Action	Response	Status
40.	Digital Connectivity Strategy 2022-25 Business Case	Noelle Godfrey	Queried whether the roll out of Public Access Wi-Fi to Village Halls and Community Centres, as part of the Access and Inclusion Workstream, could be accelerated. Officers explained that currently Public Access Wi-Fi had been rolled out to 40 village halls using funding from health to support health outcomes. Officers explained that more funding would be required to accelerate the roll out and this was a complex area. The Chair requested an update on the roll out in the next Digital Connectivity report to Committee.	To be included in the next report to Committee - TBC	Ongoing
42.	Implementation Update of the 2021-22 Affordable Housing Programme	Roger Thompson	A Member raised concerns in relation to the shared ownership properties on the MOD site in Ely, as individuals had signed up to these properties in July-August 2020 and they had not yet been handed over. She queried whether there were any contingency plans in relation to alternative funding. The Director of Housing and Development explained that they had received an update before Christmas that it was expected to be resolved and the substantial capital payment received from the sale of those units now before end January 2022 and that officers continued to monitor the progress of that transaction. The Chair requested an update from the Director of Housing and Development on the position as soon as it was known	An update on MOD Ely will be provided in the affordable housing programme update at committee and a separate report dedicated to the status of the housing loans will also be provided to committee at the March meeting	Complete

Minute	Report title	Lead officer	Action	Response	Status
42.	Implementation Update of the 2021-22 Affordable Housing Programme	Roger Thompson	In concluding the debate the Chair sought a more in-depth update on the outstanding projects in the March report to Committee	See action above	Complete



Agenda Item No: 2.1

Implementation Update of the 2021/22 Affordable Housing Programme

To: Housing and Communities Committee

Meeting Date: 9 March 2022

Public report: Yes

Lead Member: Councillor Lewis Herbert

From: Lead Officer Roger Thompson, Director of Housing and Development

Key decision: No

Forward Plan ref: N/A

Recommendations: The Housing and Communities Committee is recommended to:

- a) Note the progress in delivering the CPCA 2021/22 Affordable Housing Programme

Voting arrangements: A simple majority of all Members present and voting

1. Purpose

- 1.1 This report is to update committee members on the progress of the affordable housing programme to March 2022.
- 1.2 This report is also to update the committee on the implications for the CPCA for its housing activity from April 2022 onwards and the proposed process that will lead to the CPCA determining its future direction in Housing.

2. Background CPCA programme & changes by DLUHC – Programme April 2021 to March 2022

- 2.1. The Combined Authority's Affordable Housing programme is running for five years from 1 April 2017 to 31 March 2022 with the ambition to deliver 2,000 new affordable homes if £100m of funding is provided.
- 2.2. DLUHC determined that the programme in its previous form ended with effect from 31st March 2021. DLUHC offered a new programme of support for additional affordable housing for the period April 2021 to March 2022 with conditions that the CPCA has accepted. The conditions are listed below;
 - CPCA will invest all returning capital from its portfolio of 5 loans to local SME developers into the proposed grant programme as that capital is re-paid to CPCA. It will be solely used to support grant schemes that will maximise additional starts of affordable housing by 31 March 2022 or as soon as possible thereafter. Where loan funding will not be returned in time to invest into schemes starting by 31st March 2022, CPCA will still use such funds to support additional affordable housing grant payments that will become due after March 2022.
 - The schemes in the programme for 2021/22 will first be funded from the £55m already provided by DLUHC, except where funding is already out on loan and will not have been re-paid by 31st March 2022.
 - CPCA will only request additional funding above the £55m already received for unfunded schemes that will both deliver additional starts by 31 March 2022 and be able to demonstrate and work to an intervention rate to be capped on any one scheme at a maximum average grant rate of £45,000 per unit.
 - CPCA is prepared to provide evidence on a scheme-by-scheme basis as required by DLUHC of meeting the Homes England definition of Additionality, confirm the grant rate and start on site date in advance of payment being received from DLUHC.
 - In order to manage the programme, CPCA is providing monthly updates to DLUHC with summary report, including an update of the programme cashflow projection showing and capturing the actuals against the projections and also updating the projections as the delivery of the various projects progress and capital is returned from the CPCA loan book. Those reports and meeting minutes will act as milestones to ensure transparency supporting local and central accountability.

- For the avoidance of any doubt, upon the re-payment of the existing loan book, no money allocated to this affordable housing programme will be used for any future loans or revolving fund purposes.
- 2.3. The programme will continue to support a mixed portfolio of schemes including strategic sites and projects brought forward by housing associations, developers and Community Land Trusts (CLTs). The new programme only proposes the intended use of grant to enable the delivery of additional affordable housing.
- 2.4 We received the Ministers decision in September 2021 on what the Minister and DLUHC are prepared to financially support from the proposed CPCA 2021/22 affordable housing programme.
- 2.5 The number of units for 2021/22 being offered support is 1,188 and the minister is offering an additional £18.704m of capital funding above the £55m already received under the previous programme. The net effect is that CPCA might receive up to £73.704m of the originally intended £100m to support the delivery of additional affordable housing in the period up to 31st March 2022.
- 2.6 Having not had the certainty until recently of knowing what the minister was prepared to support, we have reviewed with our delivery partners and providers if any schemes are not going to be capable of delivery to the required timescale, having found ourselves already 6 months into the 12-month programme 7 of the smaller schemes will not be able to progress to start on site by 31st March 2022. These are shown in pink in the table in Appendix 2. Those schemes total 247 units and account for appx £10m of funding.
- 2.7 DHLUC have made it clear that there is no prospect of delivery deadlines being extended. Anticipating this potential situation we had requested agreement from DHLUC to 'substitute' schemes out of the programme if they looked like they could not start in time and where possible to replace them with schemes that could start on site by 31st March 2022. There are a limited number of substitute schemes we can find, and some have already been approved by Committee and there is a further substitution scheme coming before committee today. Any proposed substitutions are subject to a process and approval from DLUHC and to apply the following criteria;
- Ideally, the above schemes should be progressed if possible. DLUHC expect that scheme substitution would only be proposed in exceptional circumstances.
 - should a scheme become undeliverable CPCA must raise this with DLUHC in the first instance. Details of any schemes that may be available for substitution should be provided.
 - To be considered, any substitute scheme/s would have to be of the same or lesser value and be capable of delivery in line with the same conditions included in the Minister's March letter, including starting on site by end March 2022.
 - It is important to recognise that there are no guarantees any substitute scheme would be accepted and may need ministerial approval.
 - If substitutions are agreed, it is important to recognise that the March 2022 end date is not moveable and there is no possibility of the funding being increased.

- 2.9 DLUHC have advised that they are not prepared to let CPCA 'set off' the overhead of their Housing Directorate team against the capital funding being provided for the 2021/22 affordable housing programme. Team costs are therefore now a direct overhead to CPCA.

AFFORDABLE HOUSING PROGRAMME DELIVERY

- 2.10. The 'original' Affordable Housing Programme that ended 31st March 2021 has 37 schemes with allocated funding, totalling 733 housing units started on site with 335 of those homes now completed (319 units were last reported in Nov). See Appendix 1.
- 2.11. The schemes in the 'original' programme have £26.1m of grant committed to them and include the 5 loan schemes originally intended to be part of a revolving fund.
- 2.12. For the Affordable housing programme in its new form for the period April 2021 to March 2022 we had 18 potential schemes delivering 1,188 units to be supported and financed with £18.7m of additional grant funding. We expect to deliver 839 unit starts requiring appx £6m of additional grant funding.
- 2.13 The anticipated additional affordable housing unit numbers being delivered for the original period March 2017 to March 2022 is expected to be 1,572 units. (calculation; 733 original programme + 839 in the 2021/22 programme). There is risk around 6 projected schemes starting on site by 31st March 2022. We are still confident that all will start on site by 31st March 2022. The average grant subsidy per unit will be appx £40,000.
- 2.14 5 schemes comprising 244 additional affordable housing units (192 units were reported in Jan) in the 2021/22 affordable housing programme have started on site.
- 2.15 There are 6 housing schemes still to officially start on site before 31st March 2022 and the current status of each are listed in the bullet points below;
- Wisbech Road, March – The project of 118 units has a paper coming to committee for a revised scheme approval and the delivery by an alternative provider in the form of Sage. A contractor has already been selected and if approved a start on site by end March is expected.
 - Rear of 26-34 High Street, Stilton – A project of 42 units with planning now resolved. Primary works on site are in progress and the main construction contract will be signed by end March. A letter of intent is already issued.
 - Stanground, Peterborough – The project of 26 units is expected to have delegated planning approval on 7th March, a letter of intent has been placed with a contractor and the contract will be signed by end March.
 - Land at rear of High Street Needingworth – The site for the project of 45 units is already being cleared and a contract to the contractor is being awarded.
 - Great Haddon, London Road, Yaxley – The infrastructure works for the project of 49 units have been ongoing since January and agreements should be signed shortly to enable start on site to be confirmed.
 - Northminster, Peterborough – The asbestos removal has been completed. Preliminary works for the project of 315 units are in progress and contracts are expected to be signed to enable formal start on site on 14th March.

PROSPECTS BEYOND MARCH 2022

- 2.15. DLUHC advised that in connection with any prospect for the Combined Authority having a further dedicated affordable housing programme beyond March 2022 there is no expectation of there being any additional DLUHC money available that could provide a funding source. CPCA was also advised that DLUHC had no other current Affordable Housing funding support planned for Combined Authorities.
- 2.16. CPCA was referred to a Continuous Market Engagement process and to engage in a discussion with Homes England as they still have unallocated money in their 2021/26 housing programme. This would be on a scheme or site-specific basis, unlike the recent allocation and announcement of strategic partners.
- 2.17. In light of the DLUHC response, the work on the CA Affordable Housing Principles has been put on hold. A paper on what the future options and role might be for the CPCA in housing is in the CPCA forward plan to the Board on 1st June 2022. Prior to that it is intended to hold a workshops with CPCA constituent officers and housing delivery partners to hear views and test opinion, to be followed with a workshop with Housing Committee and Board Members. Invitations and a programme for this activity will be issued.
- 2.18. As part of the thinking for the March 2022 paper the chair of the housing committee is proposing a three-zone strategy for affordable housing delivery, being Peterborough, Rural Cambridgeshire and Greater Cambridge. Opportunities for funding and investment to be engaged with Councils and registered providers, with a focus on special needs to include Community housing, tackling homelessness and rough sleeping. Part of this should look at ways to identify and where possible address market failures in skills, potential and support for modern methods of construction, potential partnering with developers focusing on larger sites and looking at any ways to improve material supply issues.

Significant Implications

3. Financial Implications

- 3.1. DLUHC indicated that we can expect to receive the payment of the additional capital funding once they can see that grant payments will exceed the CPCA's availability of cash from the original £55m of capital received. This payment is expected after we have a final review meeting with DLUHC on 21st March 2022. The balance of our projection for additional monies will be released subject to DLUHC's monitoring of the CPCA's performance in the delivery of the programme on the 21st March.
- 3.2. Financial implications are covered in the body of the report. Appendix 1 shows the amount of money committed to the March 2021 programme and the amount of money actually paid to date.
- 3.3. Grant investment approved for Affordable Housing schemes to 31st March 2021 is £26.1million, with a further £51.1 million approved for the 5-loan portfolio book.
- 3.4. £14.2 million in grant and £36.1 million in loan balance has been paid to date. As the Combined Authority is its own accountable body for the purposes of its funding from Treasury, every payment made to schemes must be capable of being scrutinised by independent auditors. We have set up as simple a process as we can for providers to

supply supporting evidence of project expenditure and delivery milestones having been met to enable prompt payments.

- 3.5. A report on the progress and status of the outstanding loans is now being presented to every housing committee as a paper in its own right
- 3.6. In view of the lack of support for the covering of the overhead of the CPCA housing team from April 2021 by DLUHC and the uncertainty about the likelihood of their being any significant funded housing programme beyond March 2022, CPCA should review the resourcing of the housing directorate as part of the wider Transformation Programme currently being considered.

4. Legal Implications

- 4.1. There are no new implications. The obligations within the devolution deal require the Combined Authority to ensure the funds are spent in line with its Assurance and Monitoring and Evaluation Frameworks.
- 4.2. The Combined Authority has authority under section 1 Localism Act 2011 to exercise a general power of competence. The Combined Authority can exercise this power by virtue of the Cambridgeshire and Peterborough Combined Authority Order 2017. This power permits the Combined Authority to make grants to providers in order to deliver the terms of the Devolution Deal signed with Government.

5. Public Health implications

- 5.1. The programme will have an impact on the health of Cambridgeshire residents as a result of an increase in the number of modern well designed affordable homes constructed to the latest building standards including modern insulation and ventilation standards.
- 5.2. The programme supports improving the health of the worst off as they tend to be the occupiers of the new affordable housing units being delivered.

6. Environmental and Climate Change Implications

- 6.1. The programme is supporting the overall decrease in energy use for the Combined Authority local communities and residents by delivering homes with modern standards of insulation and materials, the new homes being more energy efficient than existing or old stock
- 6.2. The programme is supporting a switch to low-carbon construction, including modern methods of construction and renewables.

7. Other Significant Implications

- 7.1. There are no other significant implications

8. Appendices

- 8.1 Appendix 1 – Combined Authority Affordable Housing Programme - Started on Site Schemes to March 2021
- 8.2 Appendix 2 - Combined Authority March 2021/ March 22 Affordable Housing Programme
- 8.3 Appendix 3 – Site locations 2021-22 Affordable Housing Programme
- 8.4 Appendix 4 – Presentation pack by area of the CPCA Affordable Housing Programme

9. Background Papers

None.

Affordable Housing Grants																					
Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards	
Soham	PGH	East Cambs	8	8	26/07/2017	01/09/2017	8	31/08/2018	31/08/2018	8	£ 120,000	£ 120,000	C	Completed		8					
Littleport	CHS	East Cambs	16	5	26/07/2017	01/08/2017	5	31/10/2018	18/11/2018	5	£ 97,500	£ 97,500	C	Completed			5				
Victoria Way, Melbourn	CHS	South Cambs	24	8	26/07/2017	01/08/2017	8	01/05/2019	30/06/2019	8	£ 133,000	£ 133,000	C	Completed			8				
Willingham	CKH	South Cambs	22	15	26/07/2017	31/03/2018	15	01/05/2019	15/07/2019	15	£ 525,000	£ 525,000	C	Completed		15					
Burwell	Hastoe	East Cambs	8	8	26/07/2017	15/02/2018	8	30/09/2019	19/12/2019	8	£ 330,000	£ 330,000	C	Completed		8					
Parkins, Phase 1, Newark Road, Peterborough	CKH	Peterborough	104	54	26/07/2017	31/10/2018	54	01/02/2020	30/06/2020	54	£ 1,700,000	£ 1,700,000	C	Completed			54				
Snowley Park	CKH	Fenland	37	24	26/07/2017	01/10/2017	24	31/05/2019	09/12/2019	24	£ 150,000	£ 150,000	C	Completed			24				
Belle Vue Stanground	Medesham	Peterborough	30	21	29/05/2019	31/05/2019	21	30/11/2019	14/02/2020	21	£ 735,000	£ 735,000	C	Completed			21				
														Funding agreement completed on 1st Feb and started on site, first claim 6/3/2020 for half of grant. Oak St, Stilton complete September 2020. Further 4 units completed 5/3/21. Second claim made for 25% - £154,700. 11/3/21. One plot outstanding other plots have been completed. 17/9/21. One plot still outstanding due to contractor pulling out, delay on unit. 3/2/22		14		£ 154,700	Jul-21		
Luminus HDC Sites	Chorus (Luminus)	Huntingdonshire	14	14	26/06/2019	27/01/2020	14	31/12/2020	31/05/2022	13	£ 618,800	£ 464,100	C								
Crowland Road, Peterborough	Medesham	Peterborough	35	25	31/07/2019	31/07/2019	25	01/06/2020	19/06/2020	25	£ 875,000	£ 875,000	C	Completed Jun 2020		25					
Drake Avenue, Peterborough	CKH	Peterborough	33	33	31/07/2019	19/01/2021	33	01/09/2022	01/09/2022		£ 1,430,154	£ 715,077	C	GFA signed. Contractors on site preparing site & SOS. 19/1/21. First claim in 15/3/21.		33		£ 715,077	Oct-22		
Whaddon Road, Meldreth	Settle (NHH)	South Cambs	5	5	09/10/2019	23/11/2020	5	30/09/2021	28/02/2022		£ 215,000	£ 107,500	C	First grant draw down made 1/12/2020. Paid 1st drawdown 23/12/20. Awaiting completions.		4	1	£ 107,500	Oct-21		
94 Great Whyte, Ramsey	Platform Housing	Huntingdonshire	32	15	11/11/2019	17/03/2020	15	30/06/2021	30/11/2021	15	£ 600,000	£ 300,000	C	SOS 17th March 2020. £300,000 paid in grant draw down. All units completed, PC recd and awaiting final claim. 11/1/22.		15		£ 300,000	Jul-21		
Middlemoor Road, St Mary's, Ramsey	Places For People (ex-Chorus) (Luminus)	Huntingdonshire	11	11	13/01/2020	25/03/2021	11	31/03/2022	31/05/2022		£ 509,000	£ 254,500	C	SOS due on 25/3/2021. 8/3/21. 3 milestone payments requested. 21/4/21. GFA signed 2/8/21. 1st claims recd 10/9/21. Progressing well 3/2/22.	8		3	£ 509,000	Mar-22		
														Potential option for demolition & new devt being considered. Asbestos work & strip out commenced 16/9/20, with the purpose of refurb or demolition. GFA final signed 25/8/21.							
Bretton Court, Bretton Centre	Medesham	Peterborough	45	45	11/11/2019	16/09/2020	45	30/09/2022	30/09/2022		£ 1,687,500	£ -	C			45		£ 1,687,500	May-21	Nov-22	
														GFA signed 14/5/20. Units partially completed. 18 units from Alconbury Weald and 4 from Manderville Place. 22 units in total. 4 Manderville sold, 11 from A/W 7/10/2020. Paid invoice 22/12/20. 16 build and complete, sale in September 21. 10/8/21				22			
Alconbury, Alconbury Weald/ Manderville Place, Brampton	Heylo	Huntingdonshire	22	22	13/01/2020	31/01/2018	22	20/06/2020	31/6/2021	22	£ 819,800	£ 819,800	C								
Alconbury Weald, Parcel 4, Ermine Street, Alconbury Weald.	CKH	Huntingdonshire	13	7	09/03/2020	01/02/2020	7	30/09/2020	31/10/2020	7	£ 245,000	£ 245,000	C	Units completed 28th of September 2020. Claim form recd 19/10/2020.			7				
Brampton Park, Brampton, Hunts	ReSI	Huntingdonshire	39	6	27/04/2020	01/02/2020	6	30/09/2020	30/09/2020	6	£ 270,002	£ 270,002	C	Completed			6				
St Thomas Park, Ramsey, Hunts. (Linden Homes)	Heylo/Linden Homes	Huntingdonshire	94	10	27/04/2020	01/01/2020	10	31/08/2020	30/03/2021	10	£ 476,997	£ 476,997	C	Completed docs to follow, 9 sold or STC, 1 reserved. All build complete. 7/10/20. Grant claim recd 16/3/21			10				
Whittlesey Green, Fenland/ Harriers Rest, (Lawrence Rd) Wittering & Sandpit Road, Thorney, Peterborough & Cromwell Fields, Bury, Hunts	Heylo/Larkfleet	Fenland/ Peterborough/Hunts	430	32	27/04/2020	01/02/2020	32	01/01/2021	01/04/2022	19	£ 1,367,766		C	GFA signed and dated 19/11/2020. All 14 units completed by Aug 21, sale complete for Sandpit Road. 1 build Cromwell Fields, all build complete Oct/Nov 21. Harriers Rest completion Oct/Nov 21 and Mar 22. Whittlesey Green 6 built and sold, 1 STC and further 3 due to be built next year. 10/8/21			32	£ 1,367,766	Jun-21	Jun-22	
														GFA completed 10/8/2020. Grant draw down recd, for 75% of the grant. Paid 1st claim 17/9/20. 6 sold 1/2/21. 19 sales and complete, 1b&c in July and 1 B & C in Aug 21, 2 B & C Jan 22. 10/8/21.			23	£ 250,125		Aug-22	
Roman Fields, Paston, Peterborough.	Keepmoat	Peterborough	457	23	27/04/2020	01/01/2018	23	01/03/2022	01/06/2022	23	£ 1,000,500	£ 750,375	C								
JMS, Damson Drive, Peterborough, PE1	Keepmoat	Peterborough	116	10	27/04/2020	09/02/2018	10	01/04/2021	14/04/2021	10	£ 412,998	£ 412,998	C	GFA completed 10/8/2020. Devt completion 14/4/21. Claim form recd, clawback has been deducted, grant claim in for £90k+, new amended final payment is £90,123. Total sum £412,998. Completed			10	£ 90,123	Apr-21		
Roman Fields, Paston, Peterborough.	Heylo	Peterborough	457	20	22/06/2020	01/01/2018	20	01/07/2020	01/08/2020	20	£ 645,000	£ 645,000	C	Completed			20				
														Signed GFA 7/1/21, units started on site. 1st half of grant claim recd. Paid towards s/o units. 3/3/21. Other claim form in, to be paid week 8/3/21. Slippage therefore PC is Oct 22. 20 tenanted plots with Longhurst. 19 CPCA funded. 19/1/22.			65	29	£ 2,212,500		Aug-22
Alconbury Weald, Parcel 6, Alconbury.	MAN GPM	Huntingdonshire	94	94	22/06/2020	07/01/2021	94	30/06/2021	31/10/2022	19	£ 4,425,000	£ 2,212,500	C								
Wicken, East Cambridgeshire	Cambridge Housing Society	East Cambs	16	16	09/11/2020	31/03/2020	16	30/09/2021	31/10/2021	16	£ 640,000		C	Site is completing and PC next week. 22/10/22. GFA signed. 27/1/22.			11	5	£ 640,000	May / Dec 21	
														GFA signed on 12/1/21. Contractors appointed, finishing design and build, site being cleared & prepared. 13/1/21. 1st Grant claim recd. 15/3/21. Some labour shortages. 11/1/22, 6 months in.			21		£ 504,000		May-22
More's Meadow, Great Shelford,	CLT/Parochial Charity	South Cambs	21	21	09/11/2020	13/01/2021	21	31/03/2022	31/10/2022		£ 1,008,000	£ 504,000	C								
All Angels Park, Highfields, Caldecote.	Heylo	South Cambs	5	5	09/11/2020	01/04/2020	5	01/10/2021	01/10/2021	4	£ 247,999		C	Units already started on site. GFA signed 2/8/21 , 4 units completed.18/1/22.			5	£ 247,999	Dec-21		
														GFA to be agreed, hoarding due up by Monday and letter of intent agreed with Mears. Signed GFA 25/8/21			19		£ 665,000	May-21	May-22
HUSK sites (5 infill sites)	CKH	Peterborough	19	19	09/11/2020	22/03/2021	19	31/03/2022	31/03/2022		£ 665,000		C								
Sandpit Road, Thorney, Peterborough	Heylo/Larkfleet	Peterborough	5	5	09/11/2020	01/02/2020	5	01/05/2021	01/05/2021	5	£ 237,804		C	GFA signed on 12/1/21. Units will be sales complete Aug 21. Sandpit Road completed, 18/1/22.			5	£ 237,804	Jun-21		

PFP HDC Sites, Phase 2	Chorus (Luminus) PFP	Huntingdonshire	15	15	11/01/2021	05/03/2021	15	31/03/2022	31/05/2022	4	£ 749,000	£ 374,500	C	HCC to agree for monies to be given. 10 units have started on site, with the further 5 later this month. 5/3/21. 3 milestone payments requested. 21/4/21. GFA Signed 2/8/21. 1st grant claim recd, 10/9/21. Further 2 completions 3/2/22. A further 5 before March 22, one plot delayed as contractor issues. 3/2/22.	15			£ 749,000	May-21	Jun-22	
Heylo 4 sites, Bayard Plaza, Pemberton Park, Alconbury Weald & Judith Gardens	Heylo	HDC,PCC, ECDC	60	60	15/03/2021	01/01/2021	60	31/03/2022	31/03/2022	27	£2,168,625		C	Approved at Committee, need to agree GFA and sign. 2 sold and complete in AW. PP - 7 completed, Judith Gardens 10 completed, B Plaza 8. 18/1/22. B Plaza not selling well.		60	£ 2,168,625	May-21	May-22		
Alconbury Weald	Rentplus	Huntingdonshire	22	22	15/03/2021	01/01/2019	22	31/03/2021	31/05/2021	22	£989,325	£989,325.00	C	Approved at Committee, need to agree GFA and sign. GFA signed 30/9/21. Payment made on 5/1/22.				22	£ 989,325	Jul-21	
			2309	678			678			410	£ 26,094,770	£ 14,207,174			37	368	273	£ 13,596,044			
Loan or other Toolbox Investments														Net Drawdown							
Haddenham CLT (Loan)	ECTC/PGH	East Cambs	54	19	27/06/2018	05/09/2019	19	30/06/2020	31/03/2023	14	£ 6,500,000	£ 4,270,983	C	Variation to facility completed, ongoing monthly drawdowns, 14 affordable units completed. 32 sales completed (incl affordable & plot 39), 11 others reserved,some before PC and exchanging shortly.			17	2			
Ely MOD Site (Loan)	ECTC/PGH	East Cambs	92	15	28/11/2018	31/07/2019	15	30/11/2019	31/03/2023	15	£ 24,400,000	£ 21,552,725	C	Variation to facility completed. ongoing monthly drawdowns, all affordable units completed, 15 market units sold , 19 market units reserved, 6 units rented out, all 15 affordable units preparing for sale/transfer				15			
Alexander House (Forehill) Ely (Loan)	Laragh Developments	East Cambs	25	4	26/06/2019	07/01/2020	4	31/01/2021	07/02/2022		£ 4,840,000	£ 4,609,849	C	First drawdown made 07/1/20, ongoing monthly drawdowns. Variation to facility completed. Market unit sales all reserved and 13 units exchanged, 4 additional affordable homes included, completion expected Apr 22.				4			
Linton Road, Great Abingdon (Loan)	Laragh Developments	South Cambs	15	7	27/11/2019	28/02/2020	7	31/03/2021	13/12/2021	7	£ 5,780,000	£ -	C	Repayment of Loan and interst completed 13th Dec 2021			2	5			
Histon Road, Cambridge (Loan)	Laragh Developments	Cambridge City	27	10	25/03/2020	08/04/2020	10	31/08/2021	07/05/2023		£ 9,647,000	£ 5,669,201	C	Ongoing monthly drawdowns, variation to facility completed.PC original target Oct 2022, now expected Mar 23.			7	3			
Sub-total Loan book Investments			213	55			55				£ 51,167,000	£ 36,102,758			0	26	29				
Programme Totals			2522	733			733			446	£ 77,261,770	£ 50,309,932			37	394	302				

CURRENT PROGRAMME 21 - 22

01/02/2022

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	Start on Site - Units Claimed	First Handover Date (if known)	Final Completion Date	Actual Completions to Date	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
Wisbech Road, March	FAHHA/SAGE?	FDC	118	118	11/11/2019	31/03/2022			31/08/2023		£4,542,000.00		CONTRACTED - C	Now with Sage and United Living, pending approvals within Sage and CPCA. Partner Construction are Contractors ready to start.			98	20		
Rear of 26-34 High Street, Stilton, Hunts	CKH	HDC	70	42	13/01/2020	21/03/2022			30/09/2022		£1,570,000.00			Still awaiting reserved matters anticipated date end of Feb 22, contractor Vistry ready to go, once RM resolved. Projected contractual commitment 21st March			10	32		
Stanground, Peterborough	CKH	PCC	26	26	22/06/2020	31/03/2022			31/12/2022		£1,170,000.00			21/01150/FUL, pending planning decision, due now after reconsultation at the end of Feb 22. Letter of Intent with contractor - Burma, to be placed no later than 31/3/22.			26	0		
British Sugar Way, Oundle Road, Peterborough	CKH	PCC	70	70	09/11/2020	01/12/2021	70		01/06/2024		£2,830,000.00			SOS confirmed on 1/12/21			38	32		
Perkins, Phase 2, Newark Road, Peterborough	CKH	PCC	96	96	09/11/2020	10/09/2021	96		31/03/2023		£3,740,000.00	£1,870,000.00	CONTRACTED - C	FULL PLANNING GIVEN, SOS on 10th September 21. 1st grant claim form recd 14/1/22.			38	58		
Land Rear of High Street, Needingworth, Hunts	CKH	HDC	45	45	09/11/2020	01/03/2022			31/01/2023		£1,775,000.00		CONTRACTED - C	PP and RM given 17th Jan 22, out to tender, direct award possible, worst case letter of intent issued 1/3/22.			20	25		
Great Haddon, London Road, Yaxley, Peterborough, REVISED	CKH	PCC	347	49	11/01/2021	28/02/2022			30/06/2023		£1,886,500.00		CONTRACTED - C	PP FULL GIVEN. Updated scheme approved at CPCA Housing Committee in 10th Jan 22. Should be in contract by no later than 28th Feb 22.			16	42		
				446							£17,513,500.00									
JUNE 21 ONWARDS																				
Northminster, Peterborough	PIP	PCC	315	315	21/06/2021	21/03/2022			01/02/2026		£12,521,250.00		CONTRACTED - C	PLANNING APPROVAL NOV 21, Asbestos removal due to start 7/2/22 and full demolition 21/3/22.			315	0		
14-16 High Street, Gilton, Cambridge. CB3 0PU	Gilton TP	SCDC	15	15	21/06/2021	02/08/2021	15		30/06/2022		£675,000.00	£337,500.00	CONTRACTED - C	FULL PP GIVEN, on site. 1st payment request recd 4/1/22.			15	0		
Heylo - 2 sites SN Developments & Larkfleet	Heylo	PCC, ECDC, FDC	27	27	06/09/2021	30/09/2021	27		31/03/2023		£1,209,000.00		CONTRACTED - C	FULL PP GIVEN. Both sites have started.				27		
Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough	CKH	PCC	100	36	03/11/2021	21/01/2022	36		30/06/2024		£1,438,000.00		CONTRACTED - C	SOS site visit - land excavating 21/1/22.						
										0	£15,843,250.00									
TOTALS			1229	839			244				£33,356,750.00						576	236		

Not proceeding sites.

Scheme Name	Provider / Lead Partner	Local Authority	No. of Units Enabled (Whole Scheme)	No. of units funded	Funding Approved Date	Start on Site Date	N/A	N/A	N/A	N/A	CPCA Funding	Paid to Date	RAG & Contracted (C)	Notes:	SOCIAL RENTED	RENTED	SHARED OWNERSHIP	Remaining Amounts to make 2021/2022	Dates 2021/2022	Dates 2022 onwards
Norwood Road, March Town Centre	FAHHA	FDC	50	50	22/06/2021	N/A					£1,920,000.00			NOT PROCEEDING, DUE TO DIFFICULTIES IN ENGINEERING WORKS						
Hereward Hall, March Town Centre	FAHHA	FDC	19	19	22/06/2021	N/A					760000 replaced			NOT PROCEEDING DUE TO DIFFICULTIES IN ENGINEERING WORKS. Replaced with Heylo site 27 units						
Queens Street, March Town Centre	FAHHA	FDC	21	21	22/06/2021	N/A					840000 replaced			NOT PROCEEDING DUE TO DIFFICULTIES IN ENGINEERING WORKS. Replaced with Heylo site 27 units.						
Old Motel Site, Stilton, Hunts	CKH	HDC	10	10	09/11/2020	N/A					£420,000.00			NOT PROCEEDING, DUE TO URBAN DESIGN FROM HDC						
Station Road, Littleport, Ely	CKH	ECDC	37	37	09/11/2020	N/A					£1,448,000.00			NOT PROCEEDING DUE TO WATER AND SEWAGE WORKS, to be replaced with Gloucester Centre						
Fairbairn Way, Chatteris	FAHHA	FDC	50	50	21/06/2021	N/A					£2,082,000.00			GONE TO ANOTHER PARTY.						
Former East Anglia Galvanizing Works, Oundle Road, Peterborough	Colliers	PCC	77	77	09/11/2020	N/A					£3,464,615.00			CANT PROCEED TO PLANNING DUE TO LAND OWNERSHIP ISSUES, THEREFORE NO LONGER PROCEEDING WITHIN TIME FRAME						
Northminster	PIP	PCC	38	38	21/06/2021	31/03/2022					1,510,500			LOSS OF 38 UNITS DUE HISTORIC ENGLAND DECISION. SCHEME OF 315 UNITS PROCEEDING.						
Staniland Court, Werrington, Peterborough	FAHHA	PCC	60	60	31/07/2019	N/A					2,622,000			CONTENTIOUS PLANNING APPLICATION, RUN OUT OF TIME, TO ENABLE SOS BY END OF MARCH 22.						
Wisbech Road, Littleport, Ely	FAHHA	ECDC	37	37	11/01/2021	31/03/2022					£1,536,000.00			REMOVED FROM PROGRAMME AS NOT ASSESSED TO START BY MAR 22.						
Totals.			399	399							£13,467,115.00									



PROJECTS UPDATE IN CPCA 21-22

AZMA AHMAD-PEARCE
HOUSING PROGRAMME
MANAGER

PETERBOROUGH

- Perkins Phase 1 is complete and phase 2, on site
- British Sugar Way, on site
- The above two sites are the biggest already in site.
- Northminster, - currently 315 homes due on the old car park site, due to start in March with further demolition.
- Sandpit Road, is on site (Heylo)
- Great Haddon, Yaxley infrastructure and preliminary works – on site.





HUNTINGDONSHIRE

- Great Whyte, Ramsey, completed end of last year. 15
- Alconbury Weald, flats rent to buy with Rentplus, completed 22.
- Parcel 6, with MAN GPM – 20 units completed. Still ongoing.
- Luminus sites are being built out. 1 still in progress.
- Stilton and Needingworth both have planning approval and due to start by no later than March 22.



SOUTH CAMBRIDGESHIRE

- Whaddon Road, near completion
- Heylo – All Angels, Highfields near completion
- Great Shelford & Girton are on site, CPCA are working with CLTs (picture below Great Shelford and to the right top – Girton)



FENLAND

Wisbech Road, March, to be pursued by Sage Housing.

To provide 118 new homes with a tenure mix of affordable rent and shared ownership.

Snowley Park, completed in 2019.

Whittlesley Green – Larkfleet Homes (with Heylo) -

Other sites were available but became unviable over time.



EAST CAMBRIDGESHIRE

- Wickens site, has completed 16 units.
- New Road, Haddenham site with SN Developments - 11
- Burwells with Hastoe completed just before lockdown.
- Soham site completed.
- Many have formed CLTS and dealing directly with ECDC





**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Agenda Item No: 2.2

Affordable Housing Programme Loans Update

To:	Housing and Communities Committee
Meeting Date:	9 March 2022
Public report:	Yes
Lead Member:	Councillor Lewis Herbert, Lead Member for Housing and Communities
From:	Roger Thompson, Director of Housing and Development
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p style="padding-left: 40px;">Note the current position in respect of outstanding loan repayments required to fund the 2021-2022 Affordable Housing Programme.</p>
Voting arrangements:	A simple majority of all Members present and voting

1. Purpose

- 1.1 This report seeks to inform the Housing and Communities Committee of the current position concerning receipt of loan repayments that are required to fund the 2021-2022 Affordable Housing Programme.

2. Background

- 2.1 As part of the Devolution Deal, the Combined Authority secured funding from Government to deliver an affordable housing programme that ended in March 2021.
- 2.2 The Combined Authority's Housing Strategy approved by Board in September 2018 divided the funding into two parts. £60M was allocated for traditional grant funding and £40M was to be used for the former Mayor's plan for a revolving fund to support the delivery of additional affordable housing.
- 2.3 The revolving fund initiative committed a total of £51.167M through five loans to development companies to fund delivery of 53 affordable units. In August 2020, the Combined Authority's Board approved loan extensions and interest free periods to reflect the detrimental impact upon delivery of projects caused by the Covid pandemic.
- 2.4 In March 2021, Government conditionally agreed to a new affordable housing programme for 2021-2022 on the basis that all loan repayments were allocated to support the delivery of additional affordable housing through grant funding.
- 2.5 In January 2022, the Combined Authority's Board agreed to a further three-month extension of one loan at the default interest rate of 6% above base rate to reflect a further detrimental impact on project delivery resulting from the Covid pandemic.
- 2.6 The table below shows the headline detail of each loan:

<u>Scheme</u>	<u>Borrower</u>	<u>Total Units</u>	<u>Affordable Units</u>	<u>Loan Amount</u>	<u>Redemption Date</u>
Former MoD site, Ely	ECTC	92	15	£24.4M	31 Mar 2023
West End Gardens, Haddenham	ECTC	54	19	£6.5M	31 Mar 2023
Alexander House, Forehill, Ely	Laragh Developments	25	4	£4.84M	7 May 2022
Linton Rd, Gt. Abington	Laragh Developments	15	5	£5.78M	24 May 2022
Histon Rd, Cambridge	Laragh Developments	27	10	£9.647M	7 May 2023

- 2.7 The financial balance sheet showing an outstanding balance of the loans can be found at Appendix 1.
- 2.8 The status of the former MoD site project at Ely is reported at Section 3 below.

- 2.9 The project monitoring report for West End Gardens, Haddenham forecasts repayment of the loan by March 2023, and that some plots have been reserved at prices above anticipated appraisal values.
- 2.10 In January 2022, the Combined Authority's Board agreed a further 3-month extension for the loan made in connection with the project at Alexander House, Forehill, Ely due to the further impact of the Covid pandemic on progress. The scheme consists of 21 market units and at 28th February 2022 13 units were exchanged, 7 were reserved, and one agreed sale had fallen through, so the loan is expected to be repaid on time.
- 2.11 The loan for the project at Linton Rd, Great Abington was repaid in January 2022. This was earlier than the redemption date of May 2022.
- 2.12 The project at Histon Mews, Cambridge is progressing. The independent monitor suggests the project should be complete by March 23 and the agreed redemption date of the loan facility is 7 May 2023.

Significant Implications

3. Financial Implications

- 3.1 Loans are repaid as a proportion of sale proceeds from each housing unit on completion of sale. The Combined Authority retains an element of control through its requirement to approve each sale prior to completion, and each development is monitored by officers. The financial balance sheet showed an outstanding balance of £35,527,594 on 28th February 2022 and this can be found at Appendix 1.
- 3.2 The largest loan of £24.4M was made to East Cambs Trading Company Ltd (ECTC) to refurbish 92 former MOD homes in Ely for use as private homes and this initiative funded delivery of 15 affordable units. As can be seen from Appendix 1 the balance of this loan on 28th February was £21,522,510.
- 3.3 In August 2020 the Combined Authority's Board authorised an extension to this loan and at that time the forecast balance for February 2022 was £12,141,813. It should be noted that approximately £5.78M is due from units that are under offer, and £2.5M is expected in May 2022 from the transfer of 15 affordable units to a Community Land Trust.
- 3.4 The most recent monitoring report advises that the cash flow is £2M behind forecast, there is a high probability that the cash flow will not be achieved, and that the loan repayment by March 2023 is at risk.
- 3.5 Officers were informed that £410K has been removed from the construction project to reflect properties that are now to be "sold as seen" to accelerate cashflow. Additional options available to ECTC to avoid default include re-financing, portfolio transfer, accelerating the volume of sale with a block investment sale or utilising company reserves to clear the balance of the loan when it determines. ECTC have been asked to confirm they are considering further contingency measures and what they might be. Officers shall continue to monitor the situation and provide update reports to Housing Committee.

- 3.6 Members are advised that the borrower has until 31 March 2023 to repay the loan and no direct intervention can be taken by the Combined Authority unless default occurs on 31 March 2023.

4. Legal Implications

- 4.1 The recommendations accord with CPCA's powers under Part 4 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251) and with the Committee's Terms of Reference as set out in CPCA's Constitution Chapter 10 para.3.2.9(b).

5. Public Health implications

- 5.1 The report recommendations have neutral implications for public health.

6. Environmental and Climate Change Implications

- 6.1 The report recommendations have neutral implications for the environment and climate change.

7. Appendices

- 7.1 Appendix 1 – Housing Loans Activity Schedule

8. Background Papers

[Combined Authority Board Report 5 August 2020](#)

[Combined Authority Board Report 26 January 2022](#)

Housing Loans – update since last Committee

	Position as at 15th December 2021			Activity to 28th February 2022		
	Drawdowns	Repayments	Balance	Drawdowns	Repayments	Revised Balance
ECTC - Ely MOD	£ 25,915,970.47	£ 3,729,149.46	£ 22,186,821.01	£ 443,609.15	£ 1,107,920.06	£ 21,522,510.10
ECTC - Haddenham	£ 7,613,446.80	£ 3,083,161.16	£ 4,530,285.64	£ 745,727.20	£ 1,627,388.00	£ 3,648,624.84
Laragh - Alexander House	£ 4,336,671.03	£ -	£ 4,336,671.03	£ 273,178.44	£ -	£ 4,609,849.47
Laragh - Gt Abingdon	£ 4,746,937.55	£ 4,746,937.55	£ 0.00	£ -	£ -	£ 0.00
Laragh - Histon Road	£ 5,246,396.46	£ -	£ 5,246,396.46	£ 500,213.51	£ -	£ 5,746,609.97
	£ 47,859,422.31	£ 11,559,248.17	£ 36,300,174.14	£ 1,962,728.30	£ 2,735,308.06	£ 35,527,594.39

Housing Loans – forecast

	Loan Payments			repaid 13/12/21				Loan Repayments			repaid 13/12/21		
	ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total		ELY MOD	Haddenham	Alexander House	Gt Abington	Histon Road	Total
Mar-22	76,910	336,053	176,940	-	591,541	1,181,443		2,844,462	657,332	779,828	-	-	4,281,621
Apr-22	104,606	288,778	54,675	-	386,962	835,021		1,553,812	107,688	2,814,611	-	-	4,476,110
May-22	104,606	294,655	127,856	-	352,106	879,223		2,604,339	632,000	1,374,883	-	-	4,611,222
Jun-22	104,606	294,162	-	-	343,856	742,624		1,899,651	766,622	-	-	-	2,666,273
Jul-22	104,606	294,730	-	-	342,856	742,192		1,979,555	1,118,662	-	-	-	3,098,217
Aug-22	104,606	299,021	-	-	566,563	970,190		800,883	-	-	-	-	800,883
Sep-22	104,606	295,956	-	-	563,563	964,124		3,552,647	1,664,000	-	-	-	5,216,647
Oct-22	104,606	299,254	-	-	575,629	979,489		353,897	396,000	-	-	-	749,897
Nov-22	104,606	295,956	-	-	448,754	849,316		3,494,189	396,000	-	-	-	3,890,189
Dec-22	104,606	300,126	-	-	-	404,732		1,221,561	889,681	-	-	-	2,111,242
Jan-23	104,606	295,455	-	-	-	400,061		1,014,989	314,693	-	-	-	1,329,682
Feb-23	104,606	-	-	-	-	104,606		641,721	-	-	-	4,416,200	5,057,921
Mar-23	-	-	-	-	-	-		802,093	-	-	-	2,567,050	3,369,143
Apr-23	-	-	-	-	-	-		-	-	-	-	2,543,136	2,543,136
May-23	-	-	-	-	-	-		-	-	-	-	392,053	392,053
	1,359,879	3,535,647	547,578	-	4,320,151	9,763,255	-	23,604,275	7,677,347	4,969,321	1,600,054	9,918,439	46,169,381

2021/22 Affordable Housing Programme Scheme Approvals - Wisbech Road, March – Sage Housing

To: Housing and Communities Committee.

Meeting Date: 9 March 2022

Public report: This report contains an appendix which is exempt from publication under Part 1 of Schedule 12A of the Local Government Act 1972, as amended, in that it would not be in the public interest for this information to be disclosed (information relating to the financial or business affairs of any particular person (including the authority holding that information)). The public interest in maintaining the exemption outweighs the public interest in publishing the appendix.

Lead Member: Councillor Lewis Herbert.

From: Roger Thompson – Head of Housing & Development.

Key decision: Yes

Forward Plan ref: 2021/039

Recommendations: The Housing and Communities Committee is recommended to:

Agree to an uplift in grant funding on the affordable housing scheme at Wisbech Road, March, from £4,542,000 to £5,248,700 for the delivery of 118 new homes, through the new housing provider Sage Housing. **DLUHC have agreed to the uplift in principle, pending the Housing and Communities Committee approval.**

Voting arrangements: A simple majority of all Members present and voting.

1. Purpose

- 1.1 As part of the Devolution Deal, the Combined Authority successfully secured £100 million from Government to deliver 2,000 affordable homes across Cambridgeshire and Peterborough.
- 1.2 This report provides the Committee with the scheme for approval of grant uplift funding in the context of the overall investment pipeline for the Combined Authority's £100m programme.
- 1.3 To provide a grant uplift to an existing housing scheme of an additional grant of £706,700 to deliver 118 units at Wisbech Road, March, Fenland. There is a committee approved grant of £4,542,000 already in place, from November 2019.

2. Background

- 2.1 The Housing and Development Team at the Combined Authority is working with officers in all partners local authorities (via the Cambridgeshire and Peterborough Housing Committee) to identify new schemes to come forward for support from the Affordable Housing Programme. The Team is also building relationships with landowners, developers, and housing providers to seek opportunities to influence, enable and accelerate delivery of new affordable housing across the Combined Authority area.
- 2.2 The Combined Authority Housing Strategy 2018 approved a flexible multi toolkit approach as the most effective way of accelerating affordable housing delivery. The use of grant as a tool to help unlock sites and deliver additional affordable housing is one of these tools.
- 2.3 The site at Wisbech Road, March was given approval at Housing Committee on November 11th, 2019. The site has planning consent for 118 units. The previous provider was Funding Affordable Homes Housing Association, which eventually could not deliver the scheme through as a result of a lack of a funding solution, putting the delivery of the scheme at risk and causing the project to be released.
- 2.4 The construction company (Partner Construction) is already in place, approached Sage Housing who have indicated that they will step in to replace FAHHA and are willing to deliver the housing – as 100% affordable housing scheme, at a 64%/36% tenure mix of affordable rent and shared ownership, this equates to 76 affordable rent and 42 for shared ownership homes.
- 2.5 The grant rates at the time of the initial approach in Nov 2019, were lower and have increased and to make the scheme viable. Sage have asked for a grant uplift, making the average grant rate £44.48k. As the site has planning consent and a contractor already on board, they are ready to start on site by end March 22. A new GFA will be signed. As there is a proposed increase in the grant, a request for approval to the uplift of £706,700 was made to DLUHC which has been agreed in principle, pending the Housing Committee's decision today.
- 2.6 All 118 homes will be delivered by support of the grant, as mentioned the site is privately owned and where the homes would have been mostly for outright sale. The grant will enable the mixed tenure of the scheme for a much-needed area. The units are all over 90% of NDSS standards. (Table figures are rounded up to the nearest decimal point.)

Description/ Type of unit	Number of Units	Size (sqm)	NDSS Standard (sqm)	Meets NDSS	% of NDSS
Affordable units					
36 X 2B/4P	36	72.5	79	N	91.8%
9 X 3B/5P	9	83.7	93	N	90%
7 X 3B/5P	7	84.3	93	N	90.6%
8 X 3B/5P	8	85.6	93	N	92.0%
16 X 4B/6P	16	105.2	106	N	99.2%
	76				
Shared Ownership					
14 x 2B/4P	14	72.5	79	N	91.8%
19 X 3B/5P	19	83.7	93	N	90%
5 X 3B/5P	5	84.3	93	N	90.6%
2 X 3B/5P	2	86.1	93	N	92.6%
2 X 4B/6P	2	105.2	106	N	99.2%
	42				
TOTAL	118				

2.7 A map of the site.



- 2.8 The Housing Enabling Officer has confirmed Fenland DC's support for this bid from Sage Housing to grant fund 118 Affordable Homes at Wisbech Rd, March. "The tenure mix will help meet a range of needs and ensure a mixed and sustainable community within the scheme. We are pleased that the opportunity to retain this scheme as a wholly affordable site has arisen and delighted that this application will mean that CPCA funding that was originally allocated to another RP to deliver this site can still be deployed for the benefit of Fenland residents."

Significant Implications

3. Financial Implications

3.1 Additionality case for Combined Authority Funding

The proposed scheme offers the following:

- The CPCA were happy to support the creation of 118 new homes for affordable rent and shared ownership units in the Fenlands area. The scheme is 100% affordable housing.
- Full planning consent was secured, but as a new provider, a new GFA will be signed.
- Partner Construction are the contractors who look to start on site after acquisition of the site.
- Sage gained internal approval on 3rd February 2022, for site acquisition and scheme progression.
- DLUHC has agreed in principle the uplift of £706,700.

Proposed Condition of Grant Approval

It is proposed that the grant of £5,248,700 will help with the delivery of 118 new homes.

After execution of the grant funding agreement and confirmation of start on site – 75% of the initial grant will be released, with the remaining 25% paid on completion.

- 3.2 The CPCA grant will enable the delivery of 118 affordable units to be provided as part of the CPCA 2000 starts on site homes target by March 2022. Below is a table outlining the initial uplift.

See Appendix 2 for guidance.

	Number Schemes Approved	Number of Affordable Units Funded	CPCA Funding Committed £
Previous Schemes SOS		733	
Previous schemes in Jan 2022	12	876	34,892,750
Loss of Wisbech Road, Littleport	1	37	remove 1,536,000
Total of schemes approved 21-22	11	839	33,356,750
PROPOSED SCHEME FOR MARCH 2022 COMMITTEE APPROVAL.			

UPLIFT OF GRANT TO WISBECH ROAD, MARCH (118 UNITS IN FENLANDS DC).	0	0	706,700
Total Affordable Housing Grants if approved by Board	11	839	£34,063,450
Affordable Housing: 21-22 AVERAGE GRANT RATE PER UNIT*			£40.6k
TOTAL 2017/22 PROGRAMME IF MARCH 2022 SCHEME IS APPROVED	48	1,572	£60,158,220

4. Legal Implications

4.1 There are no significant legal implications at this stage.

5. Public Health implications

5.1 These units are new build and will benefit the health of Cambridgeshire's residents especially in Fenland – whereby new opportunities of developments are scarce and is a positive outcome for public health. Newly designed properties will have all the necessary energy efficient and insulation within a new build and will be in line with building regulations.

6. Environmental and Climate Change Implications

6.1 It has been discussed that the properties will be energy efficient, that focus on a “fabric first” approach to exceeding building regulations. The properties will be built to energy efficient standards to help minimise waste. Building houses that are easy to warm and minimise the risk of flooding. This, therefore, brings about a positive outcome for the environmental and climate change implications.

7. Other Significant Implications

7.1 See Appendix 2 for guidance on other significant implications, such as Equalities and Risk, Engagement and Consultation which have not been dealt with under the legal or financial implications.

8. Appendices

8.1 Exempt Appendix 1 - Business case & application form.

9. Background Papers

9.1 None.



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

Agenda Item No: 2.4

North East Cambridge Update report

To:	Housing and Communities Committee
Meeting Date:	9 March 2022
Public report:	Yes
Lead Member	Councillor Lewis Herbert (For City Council, Lead Member is Councillor Anna Smith, Leader of Cambridge City Council)
From:	Fiona Bryant, Director Enterprise and Sustainable Development – Cambridge City Council
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <ul style="list-style-type: none">a) Note the update report on the progress for North East Cambridge Core Site development.

1. Purpose

- 1.1 This report provides an update on progress with the North East Cambridge area, and the Housing Infrastructure Fund programme delivery.
- 1.2 The North East Cambridge area activity broadly comprises three key projects
 - 1. North East Cambridge Area Action plan – led by Greater Cambridge Shared Planning Service
 - 2. Cambridge Waste Water Treatment Plant Relocation Project – led by Anglian Water
 - 3. NEC Core Site Development – led by Cambridge 4 LLP , a joint venture between Anglian Water and Cambridge City Council (with reserved matters to Cambridge City Council and Anglian Water), with master developers U&I and TOWN.

2. Background

- 2.1 The CWWTP relocation will enable South Cambridgeshire District Council and Cambridge City Council's long held ambition to develop a new low-carbon city district on Cambridge's last remaining major brownfield site, known as North East Cambridge. The relocation of the existing waste water treatment facility will enable this new district to come forward and deliver 8,350 homes and 15,000 new jobs in North East Cambridge. “
- 2.2 Without the ability to relocate the CWWTP, the programme could not go ahead. The Housing Infrastructure Fund (HIF) programme in 2017, provided a major opportunity to relocate the CWWTP. A successful application, prioritised by the CPCA, was approved in 2019, with the Development Funding Agreement, and Master Development Agreement approved by Homes England.
- 2.3 The emerging Local Plan has identified the site as an important component of the First Proposals (preferred options) in 2021 for the new Greater Cambridge Local Plan given its highly sustainable location and access to public transport.
- 2.4 The NEC Area Action Plan provides the strategic planning framework for the North East Cambridge Area, covering South Cambs and City geography and encompassing Cambridge Regional College, the Science Park, St Johns Innovation Park, Cambridge Business Park, Cowley Road Industrial estate and Chesterton Sidings.
- 2.5 The North East Cambridge Core site, jointly owned by Cambridge City Council and Anglian Water, consists of 48ha at the heart of the potential new district. It will include (subject to planning and DCO) mixed employment development and c5600 mixed type and tenure housing units (subject to planning). 40% will be affordable housing.

3. Programme Update

3.1 North East Cambridge Area Action Plan

- 3.1.1 The North East Cambridge Area Action Plan was approved at draft Regulation 19 stage by both South Cambridgeshire District Council, and Cambridge City Council in January 2022. In line with the statutory requirements for this plan, it will now be paused pending the

submission, and determination of the Development Consent Order for the Relocation project.

3.2 The Cambridge Waste Water Plant Relocation Project

3.2.1 The third, and final statutory stage for consultation on the CWWTP is due to launch at the end of February and will last for nine weeks. The Development Consent Order (DCO) is expected to be submitted to the Planning Inspectorate (PINS) in Autumn 2022. Once accepted it enters a six -month examination process where Interested Parties are invited by PINS to provide more details of their views.

3.2.2 During this consultation, Anglian Water will be consulting on the updated design, updated plans for mitigation, and the preliminary Environmental Impact Report (PEIR)

3.2.3 As part of the consultation, information will be provided in the following ways:

- 10,000+ properties will receive a Consultation Leaflet, Feedback Form, and Freepost envelope.
- Free-to-use communications lines (email, phone and post), and hard copy materials available at Community Access Points
- Community Webinars
- Online information through project website, virtual exhibition, and interactive digital engagement platform
- Consultation publicised through media, stakeholders, and local information points
- Face to face events will be held

4. North East Cambridge Core Site

4.1 The Core site development project is only currently emerging now that the NEC AAP and CWWTP project have sufficiently progressed

4.2 Programme Timeline

4.2.1 The programme is complex with a high level of dependency between the three project timelines. The current estimated timelines are provided in the table below but future dates will need to be confirmed once more detailed plans are developed

Dat	Eve
Mar-20	Signing of HIF funding agreement
Jul -21	Design development – masterplan version x
Jul-21	Launch of vision and engagement stage 1
Jan -21	Launch of website
Jan-22	Finalisation of Phase 0 strategy proposal
Feb-22	Meanwhile site - Feasibility complete
Feb-22	Public launch event

May-22	Design development – masterplan version y
Jun-22	Launch of engagement stage 2 and finalisation of naming process
Set - 22	Engagement Festival
Jan-23	Meanwhile use – commencement of delivery of anchor use
May-23	Design development – masterplan version z
Jun-23	Launch of engagement stage 3
Jun-24	Core Site planning submission
Feb-25	Est Core Site planning determination
Mar-25	AAP submission *subject to LPA confirmation
Mar-26	AAP approval *subject to LPA confirmation

4.3 Vision & Values

4.3.1 2021 saw the establishment of a vision , promises and values for the Core Site

Our vision is for a new urban quarter that will support the health, happiness and wellbeing of local people, play an integral role in the future of Cambridge, and be an exemplar for sustainable 21st century development.

4.3.2 This is underpinned by three promises to the:

People - Support the **health, happiness and wellbeing** of the people who will live, work and spend time here

City - Be **an integral new quarter** of Cambridge, taking inspiration from the city, engaging with citizens' present needs and helping shape the future of Greater Cambridge

Planet -Be an **exemplar for development** fit for the challenges of the 21st Century, enabling sustainable lifestyles, enhancing nature and accelerating the transition to a net zero carbon world

And by six values

- Shaped by many
- Rooted in Cambridge
- Street Life
- Open to all
- Integrated with Nature
- Living within Environmental limits

4.3.3 In practice this means:

- A target number of 5600 homes, of which 40% will be affordable (2400) to support the needs of individuals on Cambridge's housing register (currently over 2000). It will include a variety of homes to meet the needs of people through all stages of life.
- Bringing much needed homes in proximity to key employment sites reducing the need for private travel which currently sees 260,000 car trips per day in and out of the city

- A 5 minute district centre - the Core Site's streets will be home to a variety of uses, providing places to work, shop and have fun within easy walking distance of home. Streets should take on many new roles — places for children's play, exercise, cafe tables and natural landscaping. A 21st century quarter with a vibrant and fun aesthetic 24/7
- It will support the growth of the green local economy with up to 6000 jobs. Facilities will include a mix of commercial, leisure, amenity, health, culture and community.
- A proposed net zero carbon development with a priority for cyclists and pedestrians. We envisage the Core Site will be, in large part, free of cars.
- Innovatively designed to make efficient use of valuable natural resources such as land, water and energy. We'll learn from nature in developing innovative approaches to design, construction, energy production and water management, minimising embodied and operational energy. It will make it easier for people to live a more sustainable and healthier lifestyle, with a high quality of life. We want the Core Site to incorporate nature and wildlife throughout its buildings, gardens, streets and parks. We want it to offer the opportunity to experience nature at first hand — through food growing, conservation initiatives and exploring wild places, and using nature to enhance wellbeing.

4.3.4 2021 has seen the reemphasis of those promises and values, and the start of communicating these as the principal vision to key stakeholders. Ongoing research is being undertaken into the core values of the project, scoping the potential for future thematic workshops and engagement content. Topic papers are being prepared to break down perceived issues around the Core Site, and will inform engagement activities.

4.3.5 Next steps include:

- A series of thematic workshops for the project team over the course of 2022, delivered by specialists in key areas relating to the values of the project, and undertaken in advance of, and to inform the next version of the masterplanning work.
- Ongoing preparation and promotion of the launch event (to take place Q1 2022), working alongside the engagement workstream, curating a series of talks, workshops and activities that explore the vision of the project.
- Ongoing research into key areas of the project vision, to include case studies in exemplar masterplanning and urban design, capturing additional ideas and initiatives.
- Development of possible phasing plans, in line with AAP strategic framework, and supporting cost plans

4.4 Engagement & Communications

4.4.1 An Engagement and Communications strategy was established as part of the initial business plan development. A communications protocol is in place and the Communications group meet monthly (City, SCDC, Homes England, Anglian Water, CPCA etc). 2021 has been a successful year for the communications and engagement workstream, with significant steps taken in starting to actively engage with key stakeholders and working towards publicly launching the project in 2022.

4.4.2 Selected stakeholder interviews commenced in July 2021 – our first external active engagement process – and continue to be undertaken with a range of organisations. As of December 2021, the team have met with over 30 selected stakeholder groups, including a meeting with the Mayor and colleagues. Harder to reach groups have also been specifically approached. Overall, these have generally been very well received and the team is building up a good rapport with selected stakeholders. A full report is now being prepared to

summarise this phase of engagement. The lessons from that will inform the brief for the next stage of masterplanning work. A stakeholder database (Simply Stakeholders) is being used to collate responses and feedback from the stakeholder interviews. This tool will ensure we collect and record extensive and meaningful feedback. This engagement will continue throughout the year.

4.4.3 The Phase 1 website went live in January 2022. Modifications to enhance its accessibility are now being investigated.

4.4.4. Current Focus is on preparing for the public launch of the Core Site on 26th February. A preview event for Key Stakeholders (primarily Members and MPs) will be held on 23rd February.

4.4.5 Later in 2022 there will be an engagement programme with local schools run by Cambridge Curiosity and Imagination, and we are currently briefing their team in readiness for that programme to commence after the launch event.

4.4.6 Working with Sortition, preparatory work for the recruitment of local residents to an Ideas Exchange is underway, with a view to recruitment starting in February and the Ideas Exchange starting to meet after the launch event. The exchange will be a longer-term programme with the single group over the project design period, and will occur alongside other forms of informal, formal engagement and consultation.

4.5 Branding

4.5.1 Initial work to propose a branding opportunity across the whole AAP was not accepted, so the team went out to tender to select a branding agency to assist with the selection of a permanent name and to develop the permanent branding for the Core site. A local practice, MOBAS, was appointed. MOBAS have been engaging with partners and the public via meetings and workshops since October last year. This engagement will continue with the February/March launch, with development of a shortlist and recommendation to City Council Executive and Anglian Water Board Members in 2022.

4.6 Planning and Transport

4.6.1 In line with the planning strategy the team have been preparing a series of 'evidence base papers' to support our emerging masterplan and further demonstrate alignment with the objectives and key parameters of the AAP. These likely to include papers relating to community infrastructure, open space, density/ heights and commercial use mix.

4.6.2 Under the leadership of the Core Site team and its advisers Pell Frischmann, substantial progress has been made on an Interim Transport Strategy for North East Cambridge covering the AAP area. A Task & Finish Group of Transport Consultants of the NEC landowners/ developers, together with officers from the County Council and the AAP Team has now all but completed the draft document. Further work is being investigated on updating the model data. Despite the good progress, this area remains a key risk to the project.

4.7 . Sustainability & Quality of Life

4.7.1 In late 2021, the team procured through tender a strategic partner for Sustainability and Quality of Life. As a result, Useful Projects were appointed to the role. They are

undertaking a series of workshops with key stakeholders , with a view to providing a draft framework for the site in early 2022

4.8 Meanwhile Use

4.8.1 Meanwhile Uses are important elements of site and location activation. The team have been developing feasibility and plans for three key uses, including:

- Sustainable Food production, training and distribution
- Affordable workspace linked to clean technology
- Modern Methods of construction training

4.8.2 A business plan will be prepared and presented to the LLP board in 2022, with a view to progressing towards a planning submission in September 2022. A recent bid to the CPCA for funding for this under the Mayoral Gain Programme, has been progressed through an initial stage, and the Project Initiation document will be submitted in March.

4.9 Early Stage Phasing (“The Way In”)

4.9.1 There is now significant momentum behind the exploration of a possible early phase on the Core Site. The key principle is that initial phase should have no detrimental effect on the wider masterplan, the CWWTP relocation works or the NEC AAP.

4.9.2 The draft proposal includes a mix of flexible commercial space of exemplar design, and a neighbourhood hub providing a mix of community, cultural engagement and transport uses. Current and next steps include:

- Initial engagement with planning team
- EIA scoping
- soft market testing with potential funders
- Sustainability review with Useful Projects
- Development of Communications and Engagement Strategy

5. Significant Implications

5.1. Financial Implications

5.1.1 The draw down on HIF funding in regard to the relocation project is on track within the enabling stage of the project. This funding is not controlled by the CPCA.

5.1.2 The Core site development current financial support is guided by the Master Development Agreement and the project business plan, which is revised annually.

5.2. Legal Implications

5.2.1 None specific for this report.

5.3 **Public Health implications**

- 5.3.1 None specific for this report. The design for the core site will be informed by engagement with PHE and Integrated Care colleagues and in line with the emerging Quality of Life framework provisions

5.4 **Environmental and Climate Change Implications**

- 5.4.1 Environmental and Climate change impact targets, metrics and monitoring procedures are being developed for the core site through the emerging sustainability and quality of life frameworks

5.5 **Other Significant Implications**

- 5.5.1 Communication and Engagement activity to date is provided in the report. Voluntary and Statutory consultation will be carried out at appropriate stages
- 5.5.2 EQiA reports will be submitted alongside Cambridge City Council's reports to committee in line with agreed processes

6. **Background Papers**

[Core Site - new urban quarter - Cambridge \(coresitecambridge.co.uk\)](http://coresitecambridge.co.uk)

[North East Cambridge Area Action Plan \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

[Cambridge Waste Water Treatment Plant Relocation Project – About The Project \(cwwtpr.com\)](http://cwwtpr.com)

HOUSING AND COMMUNITIES COMMITTEE AGENDA PLAN	Updated on 11 February 2022		 CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY
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Notes

Committee dates shown in bold are confirmed.
Committee dates shown in italics are TBC.

The definition of a key decision is set out in the [Combined Authority Constitution](#) in Chapter 6 – Transparency Rules, Forward Plan and Key Decisions, Point 11.

- * indicates items expected to be recommended for determination by Combined Authority Board
- + indicates items expected to be confidential, which would exclude the press and public.

Draft reports are due with the Democratic Services Officer by 10.00 a.m. eight clear working days before the meeting.
The agenda dispatch date is five clear working days before the meeting.

The following are standing agenda items which are considered at every Committee meeting:

- Minutes of previous meeting and Action Log
- CPCA Forward Plan
- Housing and Communities Committee - Agenda Plan

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
09.03.22	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	25.02.22	01.03.22
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
	£100M Affordable Housing Programme Scheme Approvals – March 2022	Azma Ahmad - Pearce	Yes	2021/039		
	Northern Fringe Progress Report	Fiona Bryant	No	N/A		
20.04.22	Future Combined Authority Housing Purpose and Function beyond March 2022	Roger Thompson	No	N/A	08.04.22	12.04.22
	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A		
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
11.07.22	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	29.06.22	01.07.22
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
12.09.22	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	31.08.22	02.09.22
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
14.11.22	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	02.11.22	04.11.22

Committee date			Key Decision	Ref	Final Deadline for reports	Agenda despatch date
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
16.01.23	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	04.01.23	06.01.23
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		
13.03.23	2021/22 Affordable Housing Programme – Update on Implementation	Roger Thompson	No	N/A	01.03.23	03.03.23
	Affordable Housing Programme Loans Update	Nick Sweeney	No	N/A		

